



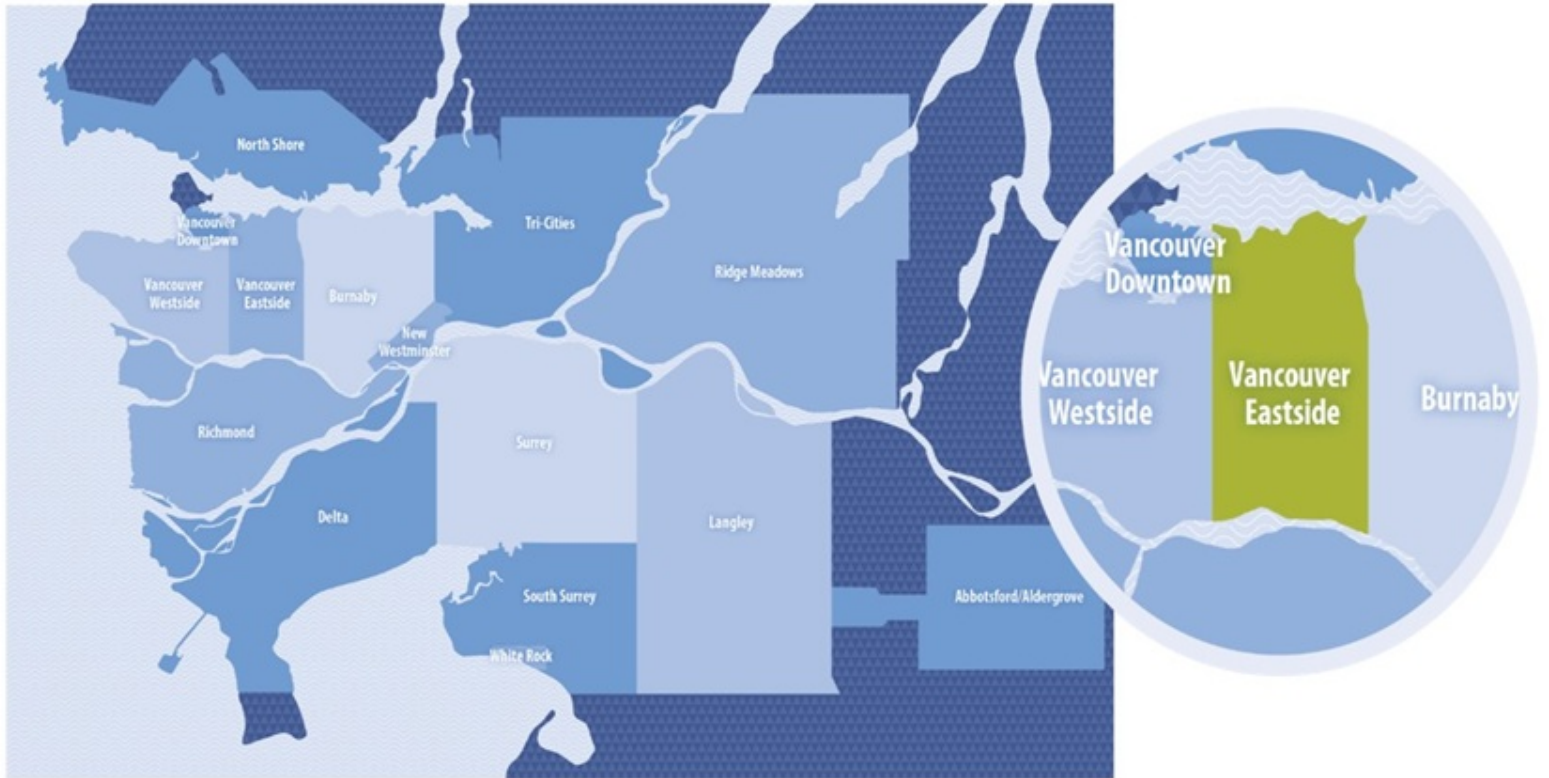
AltusGroup

Vancouver Market Area Vancouver Eastside

New Homes Sub Market Report
Data as of December 2023

Eastside

Submarket Report - December 2023



Sales - Q4 2023

High Rise	Mid Rise	Low Rise	Townhouse	Single Family	Grand Total
52	38	6	1		97

Annual Sales

2018	2019	2020	2021	2022	2023
516	248	390	575	468	515

Current Supply

Property Type	Number of Phases	Total Homes	Homes Sold	Homes Available	Unreleased Homes
High Rise	5	1,268	889	291	88
Mid Rise	11	672	449	178	45
Low Rise	7	298	119	155	24
Townhouse	7	265	153	76	36
Single Family					
Grand Total	30	2,503	1,610	700	193

Eastside

Submarket Report - December 2023



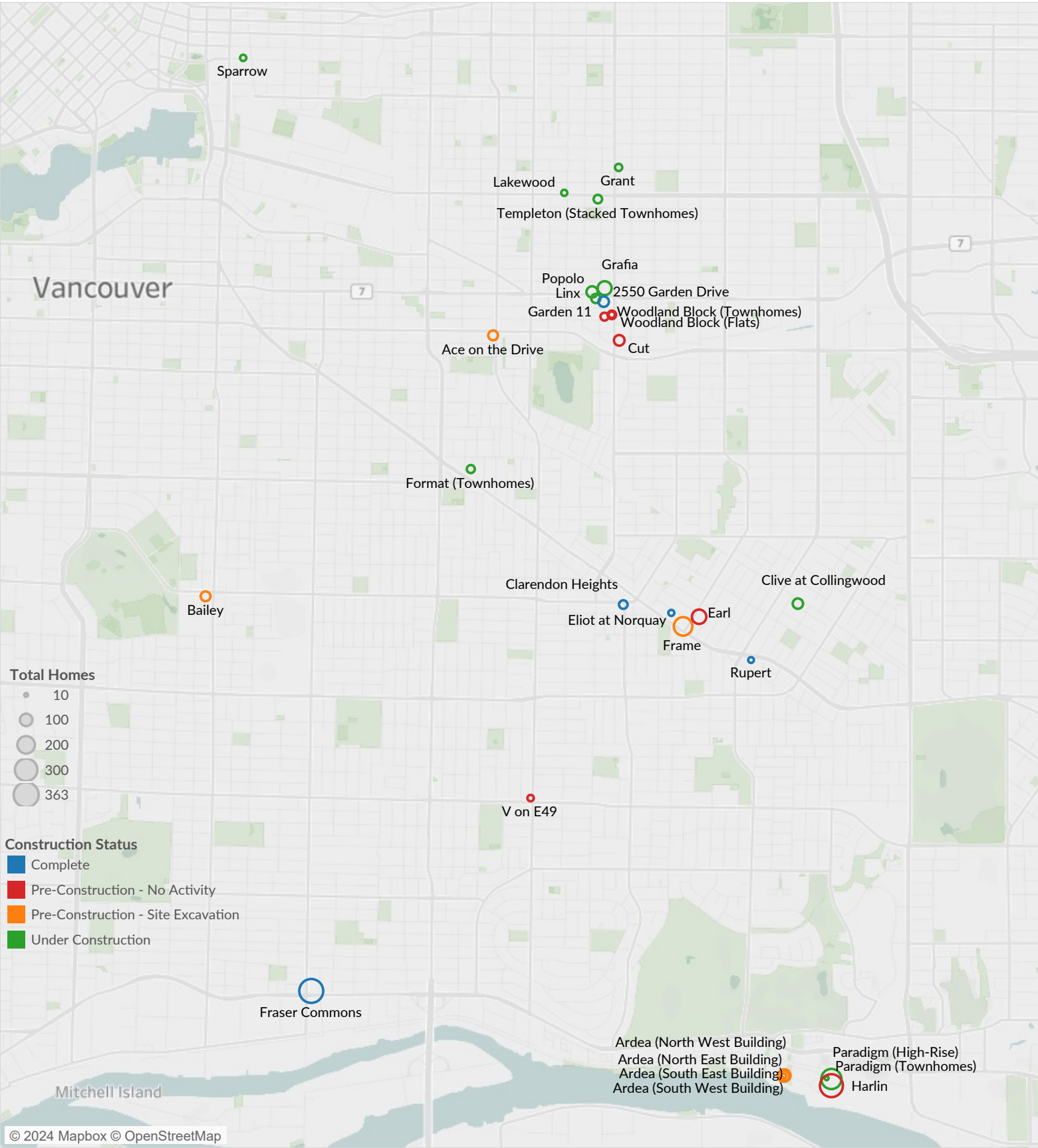
Current Pricing & Size

Property Type	Avg. \$/SF Min	Avg. \$/SF Max	Avg. \$/SF Blended	Avg. Min Size	Avg. Max Size
High Rise	\$959	\$1,473	\$1,143	491.8	1,454.0
Mid Rise	\$1,055	\$1,435	\$1,206	494.7	1,319.9
Low Rise	\$1,032	\$1,267	\$1,097	520.1	1,094.6
Townhouse	\$1,022	\$1,226	\$1,124	781.4	1,411.1
Single Family					

Active Phases - Top Projects by Total Homes

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Homes Sold	Total Homes
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	336	363
Harlin	Wescorp	High Rise	June 2023	\$1,210	175	334
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	234	258
Frame	Coromandel Properties	High Rise	April 2022	\$1,290	129	217
Earl	Chard Developments	Low Rise	July 2019	\$1,260	30	131
Grafia	Porte Development Corp.	Mid Rise	November 2021	\$1,180	102	122
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	15	96
Popolo	Epix Developments Ltd.	Mid Rise	November 2020	\$1,100	72	81
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	14	77
Cut	fabric	Townhouse	June 2023	\$1,250	27	72

Current Active Phases



Eastside

Submarket Report - December 2023



Active Phases - Top Projects by Current Quarter Sales

Project Name	Developer	Property Type	Month, Year of Open Date	Avg. \$/SF Blended	Quarter Sales	Total Homes
Harlin	Wescorp	High Rise	June 2023	\$1,210	25	334
Ardea (North West Building)	Wesgroup	High Rise	October 2023	\$1,215	15	96
Ardea (North East Building)	Wesgroup	Mid Rise	October 2023	\$1,210	14	77
2550 Garden Drive	Bucci Developments	Mid Rise	October 2022	\$1,215	12	69
Fraser Commons	Serracan Properties	High Rise	March 2018	\$1,107	5	363
Ace on the Drive	Wesgroup	Mid Rise	April 2022	\$1,220	5	61
Mode	Wesgroup	High Rise	December 2018	\$900	4	255
Paradigm (High-Rise)	Wesgroup	High Rise	January 2020	\$895	3	258
Eliot at Norquay	Dinani Group	Low Rise	June 2019	\$885	3	23
Bailey	StreetSide Developments	Mid Rise	May 2023	\$1,325	3	61

Future Supply - Eastside

Project Type	Coming Soon		Dev Application	
	Number of Projects	Total Homes	Number of Projects	Total Homes
High Rise	1	1,360	5	924
Mid Rise	3	178	5	363
Low Rise			4	143
Townhouse			1	40
Single Family				
Grand Total	4	1,538	15	1,470

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